

Red Arrow Road Community Housing DRI462-M5 (November 1, 2022)

South Mountain Company as agent for Island Housing Trust with Habitat for Humanity
LUPC: November 13, 2023



November 1, 2022

Original Decision on DRI462-M5

January 9, 2023

Certificate of No Effect Issued for Modification #1 to site plan design

October 2, 2023

Modification #2 Requested at LUPC

- *To convert to a "you-build" model for three of the four exclusive use zones: (2) 140% and (1) year-round.*

October 30, 2023

Modification #2 Withdrawn

October 30, 2023

Modification #3 Requested

1. *Maintain original DRI decision (including SMCo control and construction of project)*
2. *Small changes to house sizes, construction technique, solar location and resultant footprints.*
3. *Ownership and rental model changes*

See following for details

Approved Site Plan

Proposed Site Plan



Total Footprint of Living Space

- Total Project Footprint of Living Spaces increased by 537sf.
- Changed from 4,087sf to 4,624sf

Changed Design of 2BR houses

- (2) 140% and (1) 80% are now larger and include basements, rooftop solar and individual electric car chargers.
- Footprint of Living Space changed from 797sf to 976sf each.
- Added basements
- Stick-built construction for income-restricted homes.

Omitted solar carport and sheds

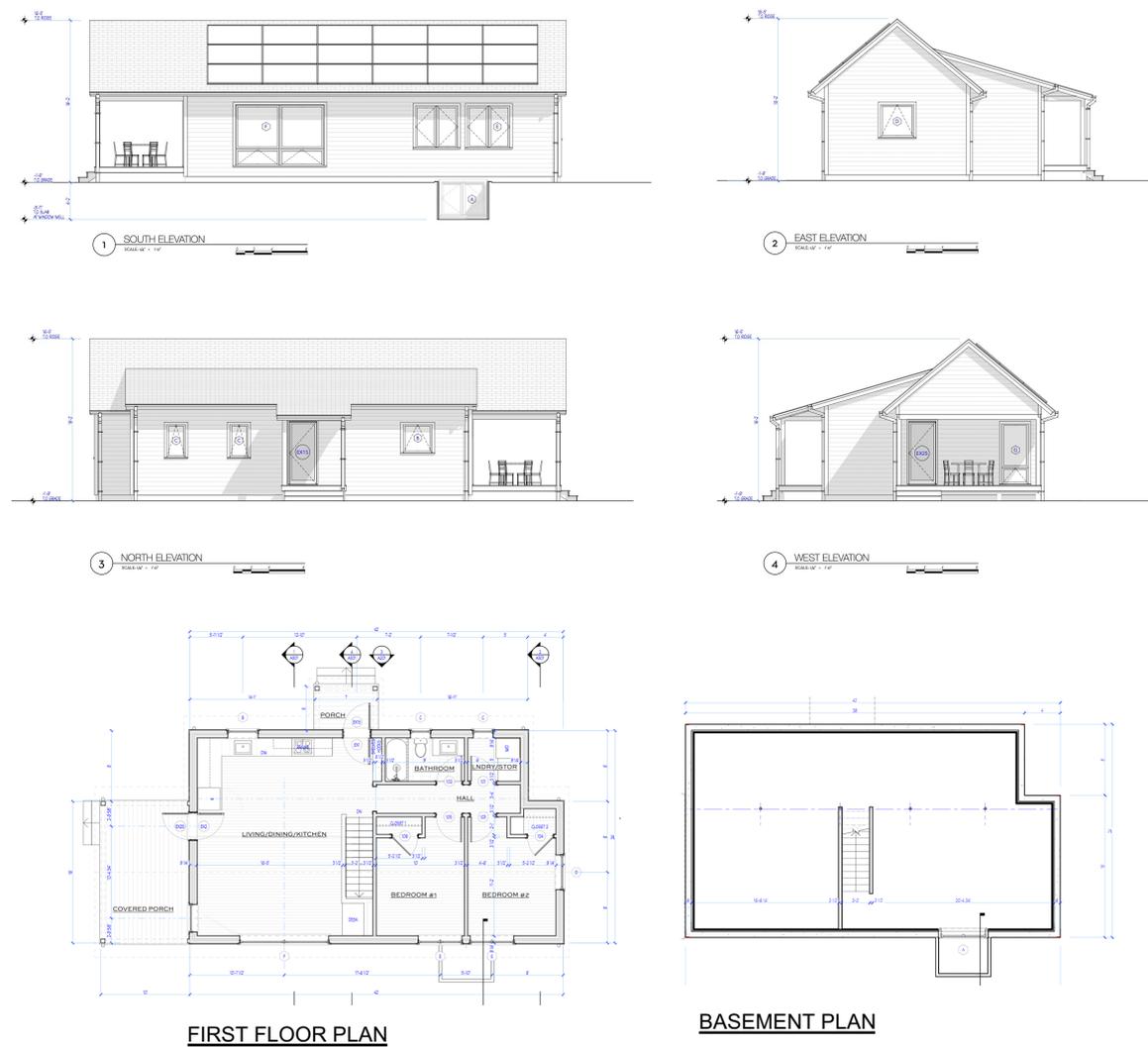
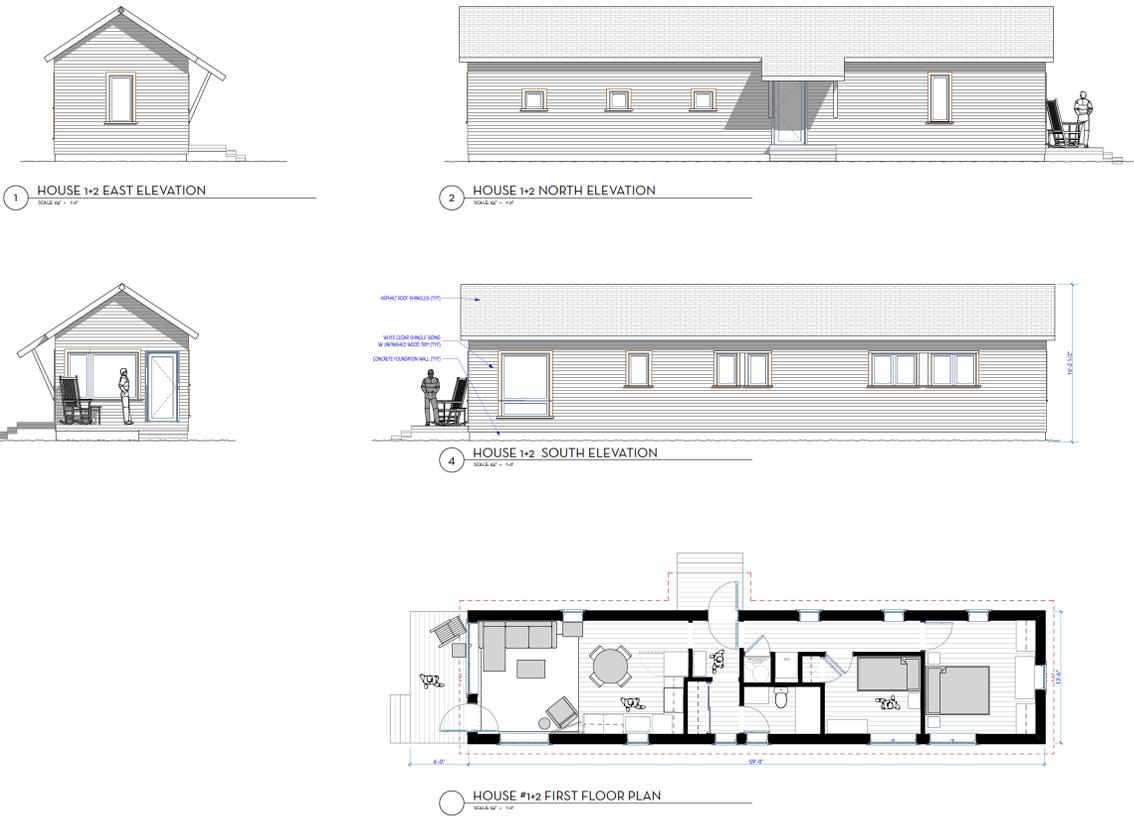
- Replaced storage space with full basements in each home.
- Moved solar to house rooftops and thereby reduced total impervious roof area.

Changed Ownership

- In place of a rental model:
 - Houses #1 and #3 will be owned by 140% AMI qualified buyers.
 - House #2 will be owned by 80% AMI qualified buyer (through Habitat).
 - House #4 will be owned by SMCo and rented year-round to qualified tenant.
 - All ownership/rental restrictions will be codified and enforced by IHT ground-lease provision.

Original 2BR House Design

Proposed 2BR House Design



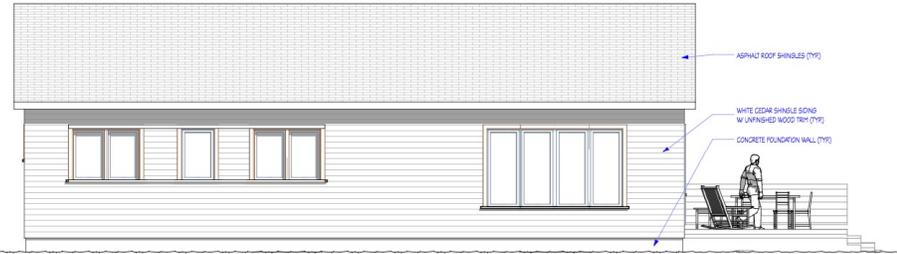
Footprint of Living Space: 797sf

Footprint of Living Space: 976sf

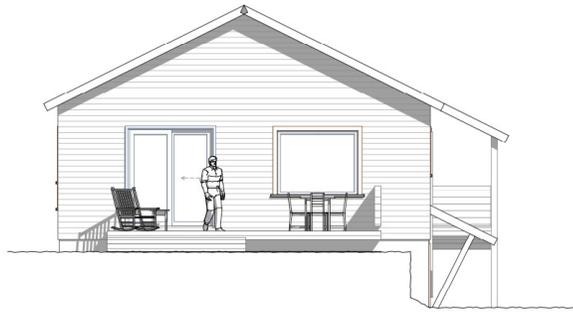
Original 4BR House Plans (no change)



1 HOUSE #4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 HOUSE #4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

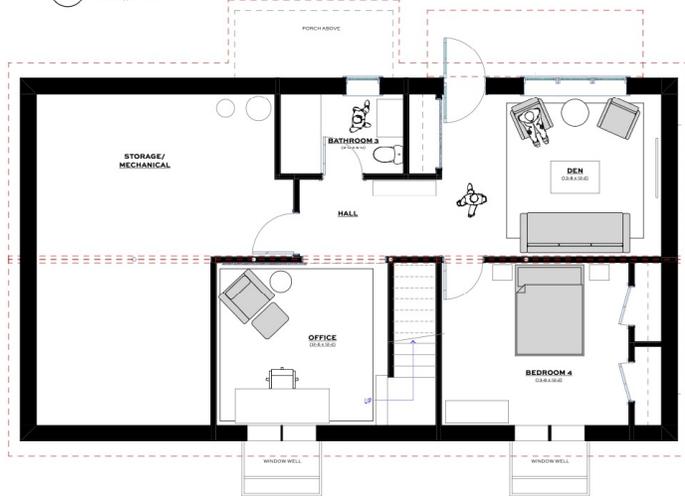


3 HOUSE #4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 HOUSE #4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

House #4 Footprint of Living Space: 1,296sf
Detached Bedroom/Garage Footprint: 400sf



HOUSE #4 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



HOUSE #4 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"